



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:11:33
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Assessment Data					Primary Image																																																																																																																				
Account 660012868 Parcel ID 000000-00-0-00159-004-0004 Cadastral ID 12-21-17-03100 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 309660 POVLUCK, DARRELL WAYNE & WALTER GENE POVLUCK 21204 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21204 E 480 RD Subdivision CIRCLE H RANCH Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 17 / 5 Neighborhood 1215 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>660012868_001.JPG 12/18/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.32143432 -95.44947260																																																																																																																									
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R13</td> <td>CHK FOR NEW 2012 CLAYTON PER 7/</td> <td>07/1912</td> <td>12/2012</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R13	CHK FOR NEW 2012 CLAYTON PER 7/	07/1912	12/2012																																																																																																							
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Lot Data		Square-Foot - NBHD 1215 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.3063		
Topography			
Street Access			
Utilities			
Amenities	HYW FRONTAGE	0	
		0	
Method	Square-Foot		
Base Lot Value	100,463.00 x .17 = 16,847		
Factor Value			
Adjustments	1.0000		
Lot Value	16,847		



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	16,847
Indicated Value	16,847 0.00 Per SqFt
Agland Value	
Site Improvements	1,170
Total Value	18,017 0.00 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0
Plumbing Adj	+ 0.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	
Adj Base Cost	= 0.00	Lot Value	+	16,847
Total Area	x	Indicated Value	=	16,847
Adjusted Cost	= 0	Value Per SqFt		0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER			2014	1	0.00		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x6	Plank	Formed Metal	144
	Qual	2	Cond 3	Year 2000	Eff Age 20	
Valuation Summary		Modifier Total		RCN	Depr (59% Phys/ % Func) RCNLD	
Base Cost (19.81 x 144)		2,853		2,853	1,683 1,170	



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	HYW FRONTAGE
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-5-26\IMG 5/27/2021

Residential Data	
Type	6 Mobile Home 50 x 16
Condition	1.5 - Low
Quality	1.5 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	800 / 800
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	6 Galvanized Metal
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	32.14	Total Misc Impr	+		0
Roofing Adj	+ 2.61	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=		37,888
Heat/Cool Adj	+ 4.60	Depreciation (71%)	-		26,900
Plumbing Adj	+ 8.01	Lump Sums	+		0
Basement Adj	+ 0.00	RCNLD	=		10,988
Adj Base Cost	= 47.36	Lot Value	+		
Total Area	x 800	Indicated Value	=		10,988
Adjusted Cost	= 37,888	Value Per SqFt			13.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	10,988		
Lot Value			
Indicated Value	10,988	13.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	10,988	13.74	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



Rogers

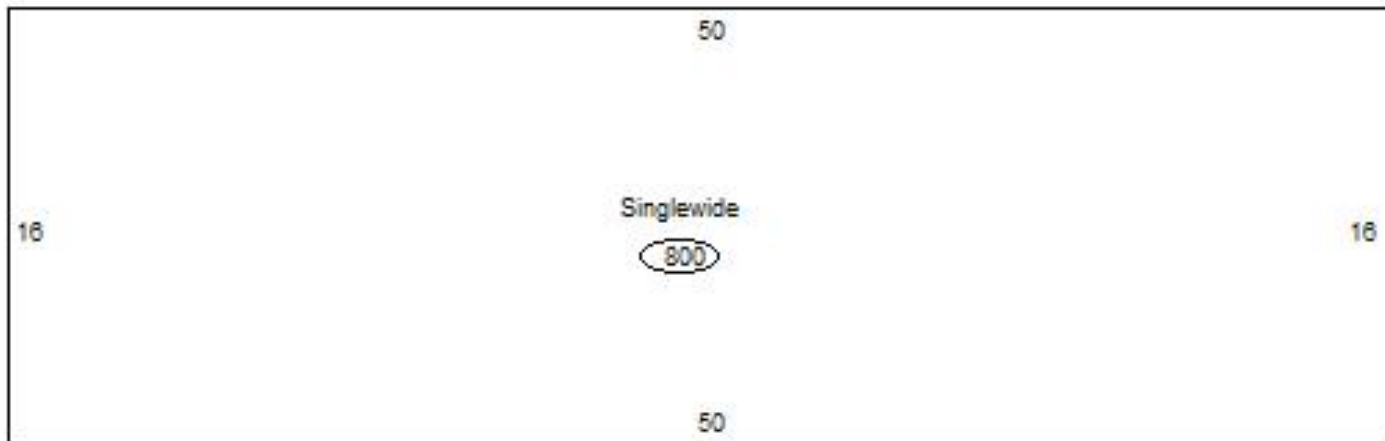
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	800	1.000	800
Total Building Area						800		800